



**melvyn
Danes**
ESTATE AGENTS

Woodshires Road

Solihull

Asking Price £635,000

Description

Woodshires Road leads to St Bernards Road which links to the A41 Warwick Road opposite which is Olton Library, a small parade of shops and access to Olton Railway Station. Regular bus services operate along the A41 and travelling towards Solihull one will pass the popular Dovehouse parade of shops serving everyday needs and follow through to the M42 motor way giving easy access to Birmingham airport and the NEC

The other end of St Bernards Road joins Streetsbrook Road which leads into the town centre of Solihull or in the opposite direction to the A34 Stratford Road at the Robin Hood Island.

Leading from St Bernards Road is Grange Road where is access to Olton and West Warwickshire golf club offering sports and social facilities.

This detached three/four bedroomed bungalow is available chain free and offer spacious and bright accommodation that comprises of generous entrance hall with WC and storage options and access into the large living room with feature fire place and double aspect window with French doors onto the conservatory. A good sized conservatory with French doors onto the rear garden deck. Off the hall is the study/third bedroom, a pleasant room with a bay window, fitted kitchen with a range of integrated appliances and further access into the extended dining room. A good sized room with rear door onto the garden.

The accommodation is set up currently with two large double bedrooms with the principle having a bank of fitted storage and further access into a generous En-Suite fitted with a 5 piece suite including a stand alone shower, oversized jacuzzi bath and bidet. The second bedroom has fitted storage, free standing shower and vanity unit.

The grounds here are sizeable with large landscaped rear garden offering mature planting, decking area and access into the detached single garage. To the front we have a sweeping in and out driveway laid to block with central fore garden laid to lawn. To the side of the property is access to the detached single garage and ample space for more discreet vehicle parking should such as campervans and caravans it be required.



Entrance Hall

Living Room

21'5" x 11'11" (6.539 x 3.651)

Study/Snug/Bedroom Three

11'11" x 9'11" (3.636 x 3.030)

Kitchen

13'10" x 13'10" (4.224 x 4.219)

Dining Room

12'9" x 12'5" (3.895 x 3.805)

Conservatory

12'11" x 11'6" (3.949 x 3.527)

Guest WC

Bedroom One + Dressing Area

10'10" x 16'9" (3.320 x 5.130)

En-Suite Bathroom

8'6" x 11'6" (2.616 x 3.520)

Bedroom Two

13'8" x 10'6" (4.176 x 3.208)

Single Detached Garage

Private Rear Gardens

Off Road Parking



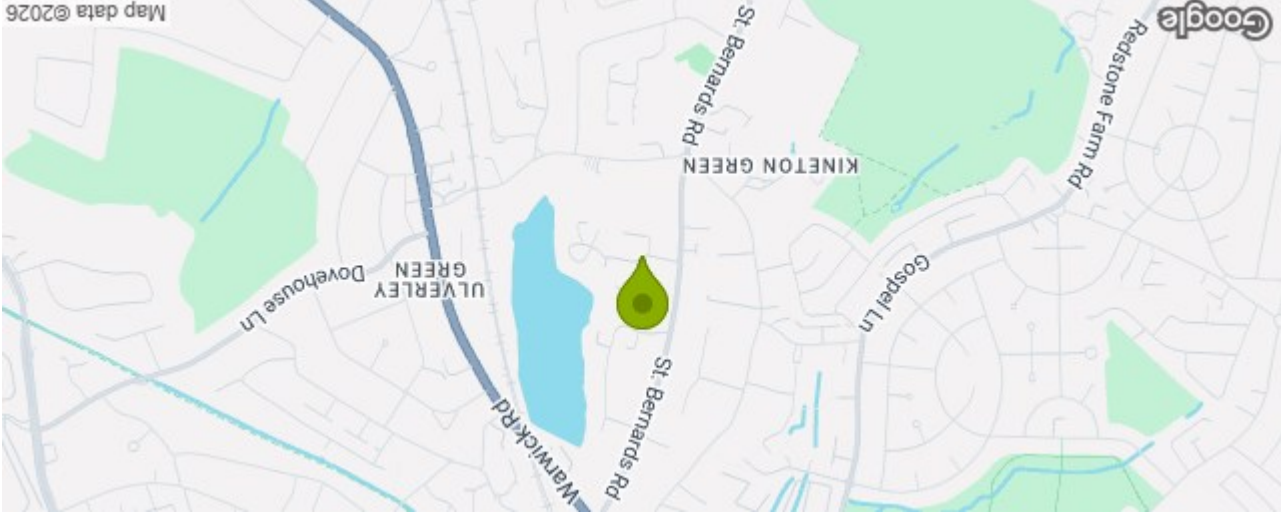
TENURE: We are advised that the property is freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

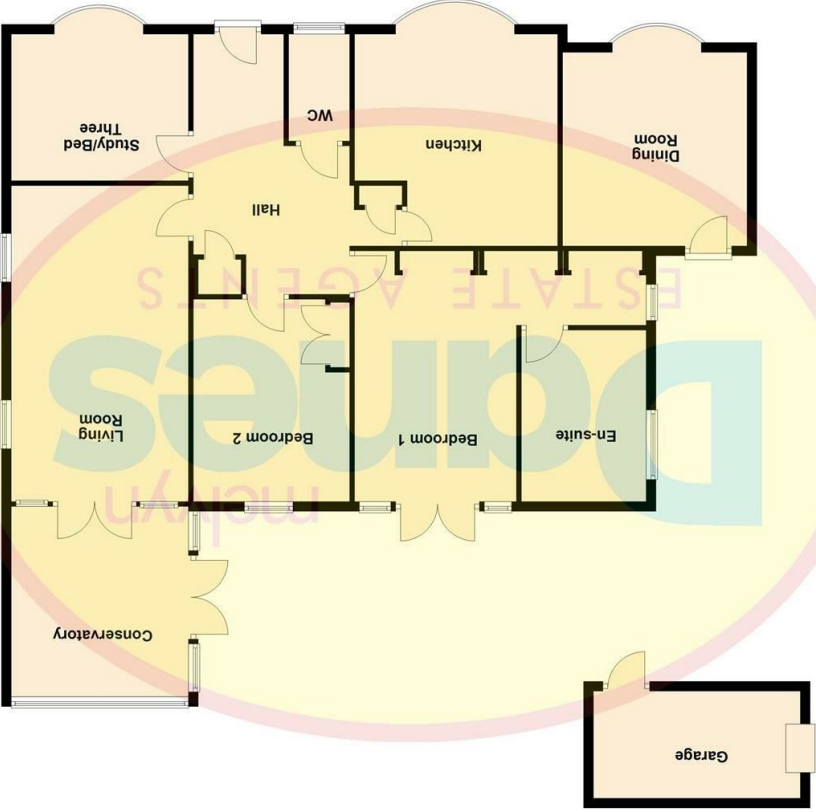
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 30/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Ground Floor



5 Woodshires Road Solihull B92 7DN Council Tax Band: E

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.